

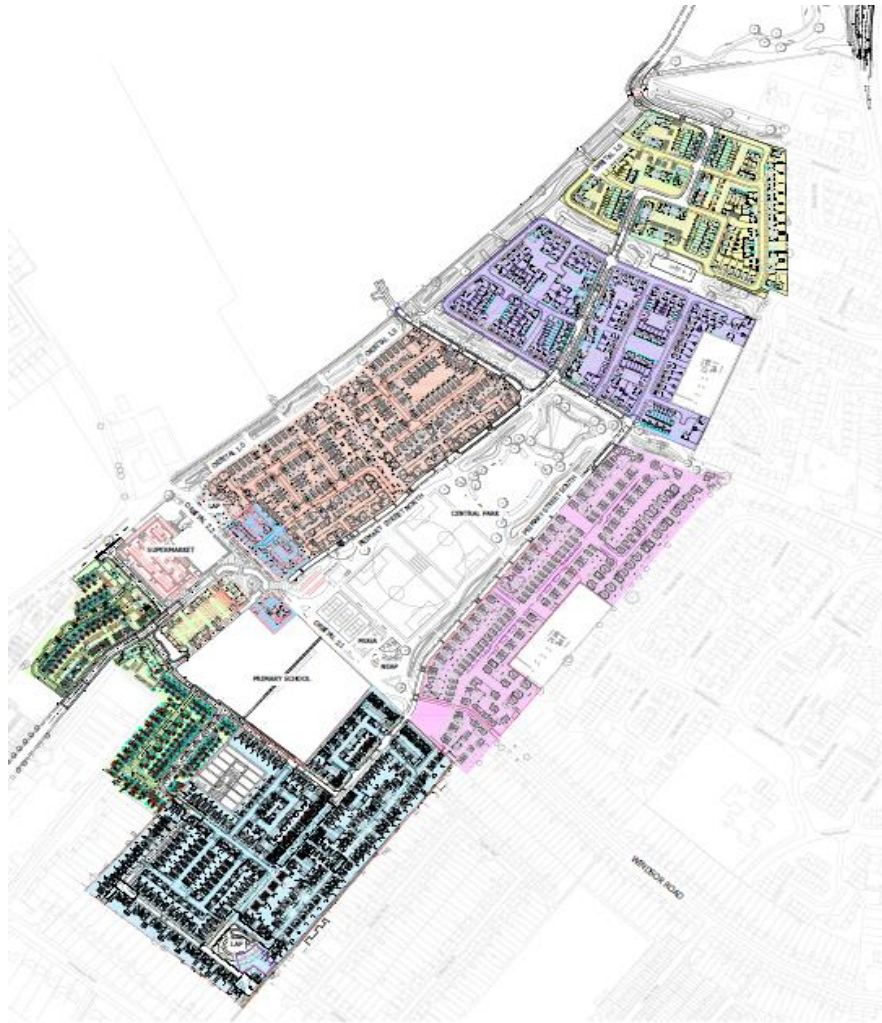


Darwin Green










BARRATT
— HOMES —

Darwin Green – Phasing Plan



DARWIN GREEN PHASES

-  BDW1 COURTYARD BLOCK
-  LOCAL CENTRE
-  BDW2
-  BDW3
-  BDW4
-  BDW5
-  BDW6



General Updates



Residential Construction Phasing - Delivery Overview

Outline Masterplan

Phasing



Residential Parcels:-

- There are 2 Barratt David Wilson Divisions constructing on site.
- BDWH Cambridgeshire (Parcels BDW 2, 3,4)
- BDWH Eastern Counties (Parcels 5,6)

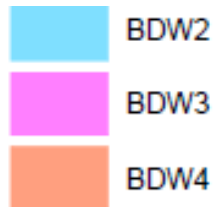
Order of Delivery

- BDW 2 – Start Date – July/Aug 22
- BDW 6 – Start Date – July/Aug 22
- BDW 4 – Start Date – Jan 23
- BDW 3 – Start Date – Early 2026
- BDW 5 – Start Date – Late 2026



The illustrative masterplan as submitted as part of the outline application

General Updates - Residential Parcels



General Progress:

- BDW1: Residential work is complete and the Courtyard Building is now complete. We have had to date 263 legal completions.
- BDW2: A Reserved Matters Application 323 has commenced, with 81 Foundations of which 22 up to 1st Floor.
- BDW3: A Reserved Matters Application has been submitted for 210 dwellings. Positive Responses at the Urban Design Workshop. Likely to be determined at February 2023 Committee.
- BDW4: A Reserved Matters Application has been submitted for 351 dwellings. Through amendments this is likely to drop to 342 dwellings, targeting a December Committee.

General Updates - Residential Parcels cont.

General Progress:

BDW5 and BDW6: Approval gained for 410 dwellings. Works are have started.



General Updates – Projected Completions

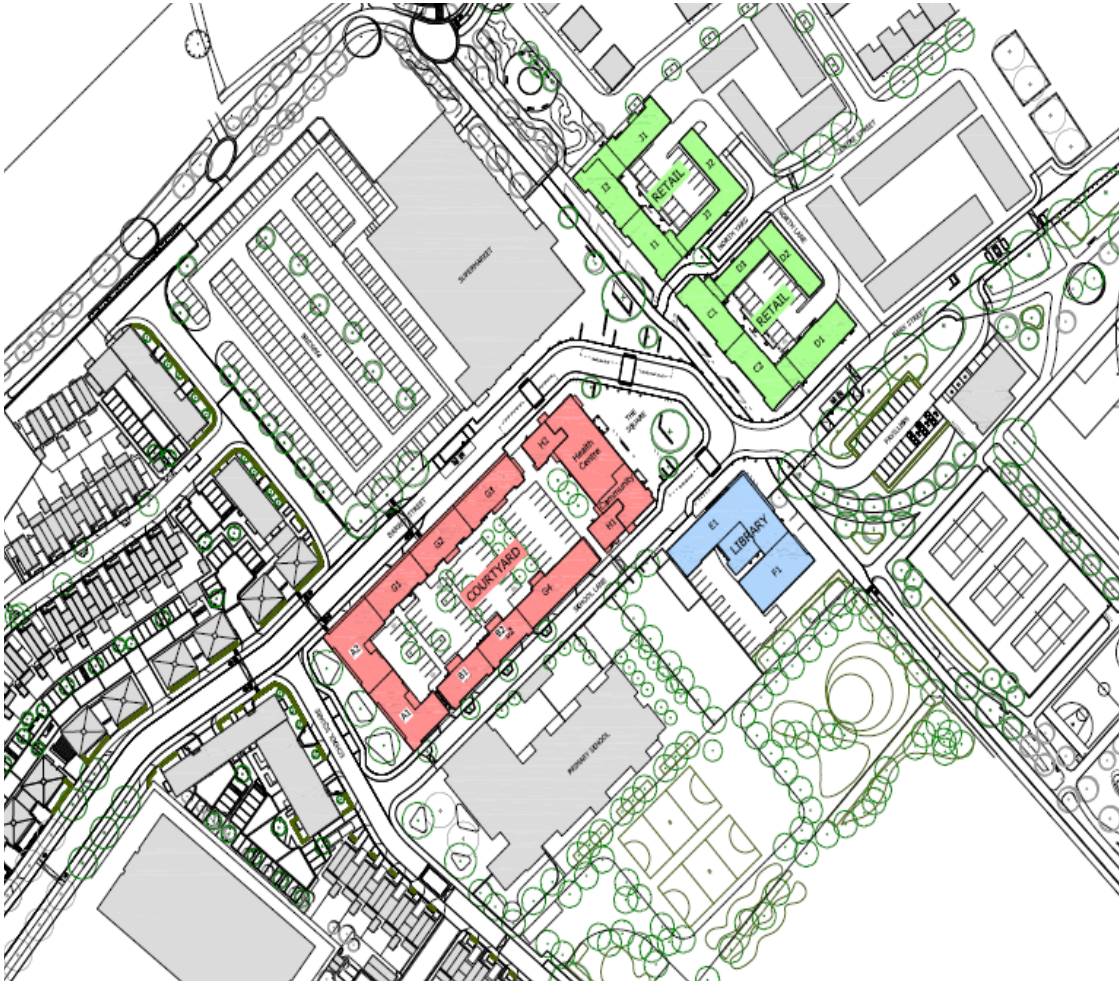
	Target Set	Total approved	Occupied	Financial year June -June							
	Predicted			FY	FY	FY	FY	FY	FY	FY	
	Phase complete			2022	2023	2024	2025	2026	2027	2028	2029
H7766	BDW1	173	172	1							
	Barratt										
H7884	BDW1			0							
	DWH										
H7767	LOCAL CENTRE	114	73	13	60						
	residual			60	0						
H7768	BDW2	220	0	0	69	53	50	48			
	BARRATT				151	98	48	0			
H7885	BDW2 DW	103			32	47	24				
	residual				71	24	0				
	BDW3	210	0	0	0	0	0	30	55	125	
	residual							180	125	0	
H7770	BDW4	343	0	0	0	59	50	100	100	34	
	Residual					284	234	134	34	0	
EC	BDW5&6	410	0		34	60	70	70	70	70	36
	Residual				376	316	246	176	106	36	0
ANNUAL TOTAL				13	195	219	194	248	225	229	36



Sports Pavilion:

- A Full Application for the Sports Pavilion – clubroom, kitchen, 4 changing rooms and plant room shall be submitted to the Authority in December .
- Designed to BREEAM Excellent standards with Green Roof element, SUDS Pond and an above 10% BNG score
- The Design has been the subject of public consultation and has been well received by the Planning Department.
- With an approval predicted in March/April the Sports Pavilion should be opened by March/April 2024.

Community Facilities Delivery Overview



Community Facilities -

- Library, Health Centre, Community Rooms, 6 Retail Units Use Classes are all being delivered by Kier.

Delivery Dates:-

- Library – March 2023 still on course
- Community Rooms – Final stage of lease being agreed.
- 6 Retail Units – March 2023 still on course for completion currently being marketed. Interest in taking 2 of the 6 units registered
- Health Centre- This is subject to NHS tenancy – talks still ongoing. Supermarket site is retained by others. At this point I cannot disclose which Foodchain supplier is lined up to take the Supermarket.
- Primary School now opening September 2025

General Updates – Local Centre – Retail Units

General Progress:

- Local Centre: The Courtyard Building is complete and we expect the Community team to move in shortly now that the noise management plan has been agreed. Retail units below will be completed by February 2023



General Updates – Local Centre – Library Block



General Progress:

- Library building should be finished by March 2023

General Updates – Infrastructure

Trigger Occupation	Date of Trigger Oc	Total Req by S106	Running Req. by s106	Facility completed and Handover (KNOWN on S106 Plan unless stated)	As shown on Plan 7776-110-PP-01
200	Mar-22	0.93	0.93	LAP1a	1.1
				LAP1	1.3
				Enhanced Area of LAP1	1.3
				LAP2	1.2
				Linear Park Adj. BDWH 4 (POS 2)	POS1
350 - MUGA	Jun-23	0.069	1.00	MUGA	5
400	Dec-23	2.76	3.76	NEAP	4
				Tennis	Shown as is
				Football Pitch 1	POSSE
				Sports Pavillion and carpark	POSSE
				Football Pitch	POSSE
				Informal Open Space 1/2 FP and NEPA	POSE3 A
				Open Space around sports pitches	POSSE
				Allotments in BDW 2	1

General Progress:

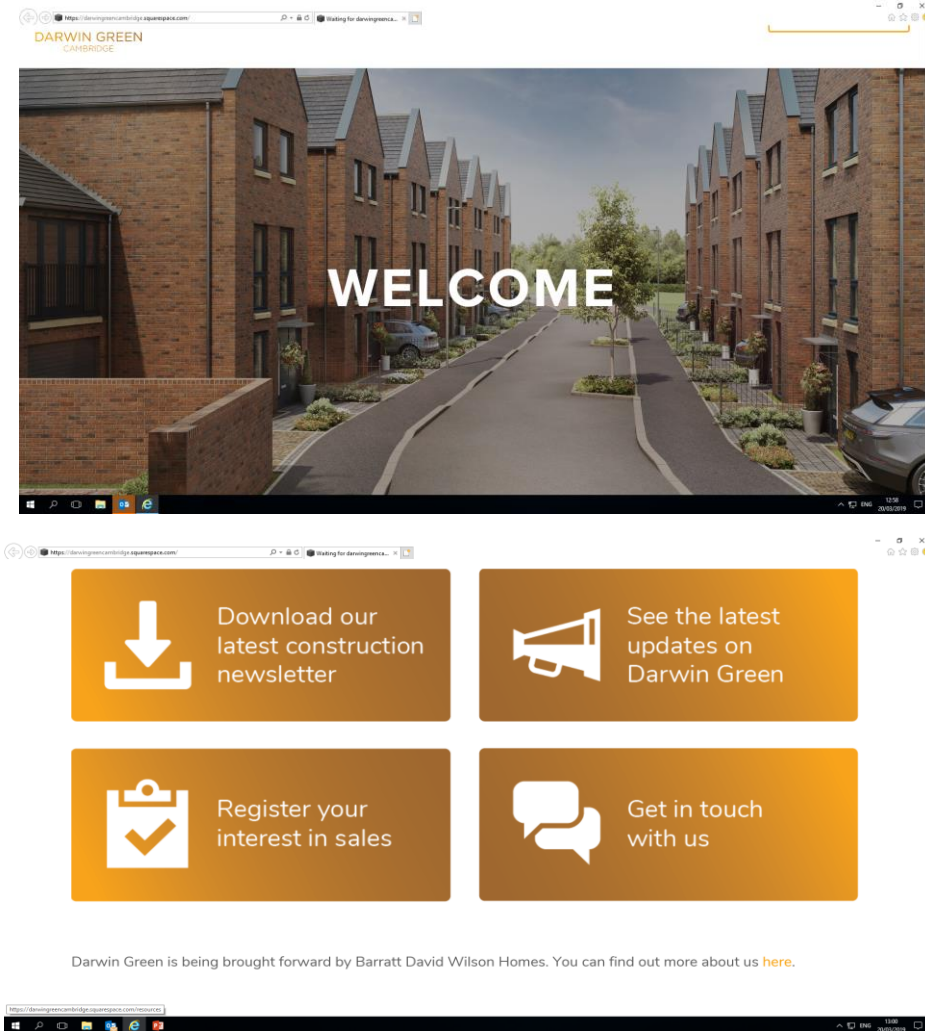
- Darwin Green Attenuation Pond will soon be the subject of works, following Surveys and Archaeological works that form part of the discharge of conditions.
- An extension of the Haul Road and its use (dark Green) has been submitted. Extension of time until 31.12.30
- A new phasing plan has been submitted.
- Orbital Footpath requires further remediation but this should be remediated by December
- Thornton Close Lighting – works are on going with GTC in regard to the lighting connections.
- Darwin Green MUGA and Temporary Footpath will be Opened in December. Although we are behind on Local Areas of Play.
- Connection to Windsor Road – Early 2026



Communication



Communication



A new website is now in operation, covering Darwin Green 2 and 3, but also including helpful information about Darwin Green 1, with user friendly features, including links to the newsletters, any new updates, sales, etc.

Please follow the link below for any updates:

<https://darwingreencambridge.squarespace.com>

The website is monitored and all comments/questions posted promptly directed to the relevant people to review/address.

This also a Darwin Green Construction Website which will give you updates on what is being constructed on site, with an overview of the Construction Programmes



Any Questions?



BARRATT
— HOMES —